

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: February 20, 2014

Meeting No.: 179

Project: W Cold Spring Lane Redevelopment

Phase: Discussion

Location: Cold Spring Lane and I-83

PRESENTATION:

Mr. Donald Kann, representing Kann Partners; informed the Panel that new components of the proposed mixed use Transit Oriented Development included a 40,000 square foot medical office building and a cluster of two story town homes.

In response to the Panels previous comments, Mr. Kann noted changes in the plan which included:

- Vehicular access off of Tamarind Road for the Phase II building
- Shifting of the traffic circle south and the creation of a plaza between the Phase I and II buildings,
- Retail fronting the plaza at the base of both Phase I and Phase II buildings,
- Elimination of vehicular traffic at the southern edge of Phase II building,
- The addition of a row of townhomes along the southern edge to screen the Phase II parking garage from the pedestrian spine, and
- The accommodation of 50 additional public parking spaces (beyond those required for retail) which would be available for light rail patrons.

RECOMMENDATION OF THE PANEL:

The Panel was pleased with the changes presented and felt the overall composition offered a stronger pedestrian sense of place and unique identity. The Panel offered the following comments:

OVERALL PROJECT MASSING:

1. Consider splitting both Phase I and Phase II buildings into two separate buildings; creating four separate elements. The present massing depicts two very long residential masses which serve as a visual fortress as well as provide undesirable long interior corridors for the residents.
2. Consider creating one central lobby for Phase I connected to two separate residential elevator cores.

3. Reconsider the reliance on the use of 45 degree angled walls, or chipped corners. Instead, the massing should be driven by views and the need to define outdoor rooms (the plaza) and edges (pedestrian spine).
4. Investigate ways to strengthen the 'spine' particularly between the plaza and the light rail bridge in Phase I. Currently there is very little fronting that space and there is very little adding to the pedestrian nature of that promenade.

CIRCULATION:

1. Consider relocating the vehicular access to the Phase I garage to the upper, northern side of the building; preserving the south spine for pedestrian use only.
2. Consider relocating the Phase I residential lobby adjacent to the active plaza. Creating a more active plaza; energized by retail patrons, office workers, light rail patrons and residents should be paramount.
3. Investigate the right balance of and placement of surface parking for this project, particularly as it relates to the entrance sequence and the visual impression as you enter the site from Cold Spring Lane.

OPEN SPACE:

1. Clarify with the City the role the City and Developer will play in preserving and maintaining the 26 acres of public open space, a critical component of the project's long term viability.

PANEL ACTION:

Discussion only.

Attending:

Judy Siegel- Landex
Cass Gottlieb, Vipul Talwar, Donald Kann – Kann Partners
Dan Galluzzo – Aquity LLC
Carla Ryon, Bob Rosenfelt – Colbert Matz Rosenfelt, Inc.
Larry Perl – Baltimore Messenger
Adam Bednar – The Daily Record

Ms. Jones-Allen and Meany, Messrg. Burns* and Bowden - Panel

Anthony Cataldo, Christina Gaymon, Kate Edwards, Katie-Rose Imbriano - Planning